

±2.87 Acres for Redevelopment

KERNERSVILLE, NC 27284

±2.87 ACRES ON HIGHWAY 66

FOR SALE



Located on Highway 66 in Kernersville, NC this ±2.87 acre site offers tremendous visibility from Business 40. The property has access from the highway and is mere feet from a signalized corner and the Exit 15 ramp. A prime redevelopment opportunity for a variety of users.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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KEY FACTS

60,162

Population



2.48

Average Household Size

41.9

Median Age

\$66,351

Median Household Income

EDUCATION

7%

No High School Diploma



28%

High School Graduate



30%

Some College



35%

Bachelor's/Grad/Prof Degree

BUSINESS



2,130

Total Businesses



25,791

Total Employees

EMPLOYMENT



White Collar

67%



Blue Collar

20%



Services

13%

2.5%

Unemployment Rate

INCOME



\$66,351

Median Household Income



\$33,631

Per Capita Income



\$143,533

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (17.9)

The smallest group: \$200,000+ (4.8)

Indicator ▲	Value	Difference	
<\$15,000	8.4	-5.5	<div style="width: 8.4%;"></div>
\$15,000 - \$24,999	7.9	-2.8	<div style="width: 7.9%;"></div>
\$25,000 - \$34,999	8.0	-1.5	<div style="width: 8.0%;"></div>
\$35,000 - \$49,999	12.7	-1.1	<div style="width: 12.7%;"></div>
\$50,000 - \$74,999	17.8	+1.2	<div style="width: 17.8%;"></div>
\$75,000 - \$99,999	16.3	+3.7	<div style="width: 16.3%;"></div>
\$100,000 - \$149,999	17.9	+5.4	<div style="width: 17.9%;"></div>
\$150,000 - \$199,999	6.2	+1.4	<div style="width: 6.2%;"></div>
\$200,000+	4.8	-0.8	<div style="width: 4.8%;"></div>

5 MILE DEMOGRAPHICS

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2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,133	28,158	60,162
TOTAL HOUSEHOLDS	2,434	12,142	24,154
AVERAGE HOUSEHOLD INCOME	\$47,380	\$76,924	\$83,690

PROPERTY DETAILS

Address	705 S Highway 66, Kernersville, NC 27284				
Property Type	Land	Property Subtype	Residential/Commercial	Acres	2.87
Electrical	Yes	Water/Sewer	Yes	Telecommunications	Yes

TAX INFORMATION

Zoning	HBRS12	Tax PIN	6886-61-2310
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PRICING & TERMS

Sales Price	\$1,250,000
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The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

- ±2.87 acre site zoned for commercial or residential development
- Located on Highway 66 in Kernersville, NC
- Tremendous visibility from Business 40
- Prime redevelopment opportunity for a variety of users
- **Sales Price: \$1,250,000**

